



State of New Jersey

DEPARTMENT OF COMMUNITY AFFAIRS
STATE PLANNING COMMISSION
OFFICE OF SMART GROWTH

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JON S. CORZINE
Governor

SUSAN BASS LEVIN
Commissioner

EILEEN SWAN
Executive Director & Secretary

**Sussex County Cross-acceptance III Public Hearing
New Jersey State Planning Commission
Minutes of the Meeting Held February 22, 2007
Selective Insurance Agency
40 Wantage Ave
Branchville, New Jersey 07826**

WELCOME & INTRODUCTIONS

Eileen Swan, Executive Director and Secretary, called the February 22, 2007 meeting of the Sussex County Cross Acceptance to order at 7:40 p.m.

Ms. Swan introduced the State Planning Commission Members in attendance. Brent Barnes was present as was Kenneth Albert. Ms. Swan then introduced Sussex County Planning Department staff in attendance. Eric Snyder, Planning Director attended on behalf of the Sussex County Planning staff. Ms. Swan then introduced staff attending on behalf of the Office of Smart Growth (OSG) and OSG's State Agency partners. The following people were in attendance on behalf of OSG: Benjamin Spinelli, Chief Counsel; Corey Piasecki, Area Planner and Kate Meade, Area Planner. The following people were in attendance on behalf of OSG's State Agency partners: Nick Angerone, New Jersey Department of Environmental Protection (NJDEP); Monique Purcell, New Jersey Department of Agriculture (NJDA)

OPEN PUBLIC MEETINGS ACT

Ms. Swan announced that notice of the date, time and place of the meeting had been given in accordance with the Open Public Meetings Act.

PLEDGE OF ALLEGIANCE

Ms. Swan asked everyone to stand for the Pledge of Allegiance.

OVERVIEW OF ATLANTIC COUNTY CROSS-ACCEPTANCE & THE STATE PLAN

Benjamin Spinelli, Chief Counsel for OSG provided an overview of the third round of the Cross-acceptance process. This dialogue included a breakdown of the issues that were discussed at

the internal, interagency and staff-to-staff meetings, as it relates to Sussex County. Mr. Spinelli also discussed the revisions to the State Development & Redevelopment Plan (State Plan). Mr. Spinelli stressed the importance of the policies and goals of the State Plan. The recent Plan Endorsement revisions were also discussed.

SUSSEX COUNTY CROSS-ACCEPTANCE REPORT PRESENTATION

Eric Snyder, Planning Director provided an overview of the third round of the Cross-acceptance process for Sussex County. Mr. Snyder pointed out that the proposed mapping changes were minor. It was important that Sussex County has retained its character while remaining consistent with the state plan. Issues of concern were mainly policy issues. Agricultural industry was an important issue during cross acceptance. It was important to the county to be able to expand value added facilities for the processes agricultural products. Mr. Snyder emphasized that low income housing should be placed near public transportation services. Lastly Mr. Snyder made positive comments about the center designations.

PUBLIC COMMENT

Commenter 1: Ms. Patricia Hoffman is a concerned citizen. She requested that Sussex County remain rural and was concerned about the mall at Ross's Corner.

Commenter 2: Fred Suljic, the planner for Vernon, Ogdensburg, and Montague spoke about three issues. He would like to have clarification for the COAH round three developments. He is curious about both Mountain Creek Village and the McAfee Harold Square development denials. He is also concerned about access for route 93. He would also like his grant extension reviewed. He also requested information from the Department of Transportation on form based code.

Commenter 3: Scott Olsen is a concerned citizen from Byram. He stated that he appreciates the transparency of the process and would like stronger environmental protections.

Commenter 4: Jerry Kovel from Andover Borough asked the panel about the benefits that Andover receives from their center designation.

Commenter 5: Jim Kilduff from Franklin Borough asked how the county's plan endorsement plans will affect individual municipalities from plan endorsement.

Commenter 6: Wilma Frey from the Highlands commission commented that the Highlands region was not on the map and that colors were hard to differentiate. She also asked Mr. Snyder what he meant about value added farm products. Mr. Snyder gave examples including cheese processing and a year round farmers market or coop for local farmers.

Commenter 7: Joan Veery from Andover Township spoke next. She was concerned about the development in Andover Borough and asked what options a town has when large development occurs without protection from local officials. Ms. Swan suggested that she speak to her local planning board about the issue. Plan endorsement would address the issue when the town comes in for plan endorsement.

Commenter 8: Bob McDowell is a concerned local resident. He reiterated Ms. Frey's comment about the map colors being hard to differentiate. He also asked a question about the Green Acres priorities for different planning areas.

Commenter 9: Free Holder Susan Zellman expressed thanks and enthusiasm for the project. She started working on cross acceptance in 1989 and is pleased with the progress that has been made.

ADJOURN

Ms. Swan adjourned the hearing at 9:30 p.m.